

**Community Preservation Act Committee
FY12 Allocations and Recommendations
To the City Council**

City of Cambridge

Adopted September 12, 2011

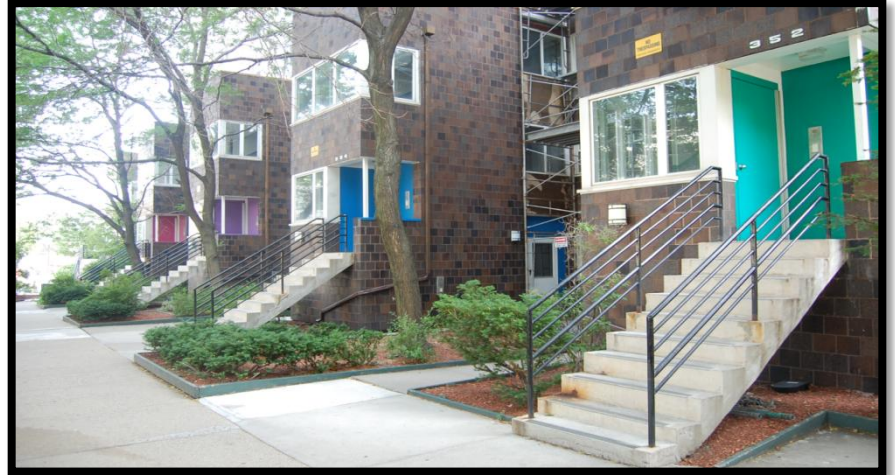
Community Preservation Act

The Community Preservation Act provides funding for:

AFFORDABLE HOUSING

HISTORIC PRESERVATION

OPEN SPACE



Community Preservation Act: History

- September 2000: CPA Signed by Governor.
- November 2001: Adopted by Cambridge voters.
- March 2002: CPA Committee (CPAC) formed by City Manager.
- Annual CPAC meetings and public meetings are held.
- Annually the City Manager forwards CPAC's recommendations to the City Council for Housing, Historic Preservation and Open Space allocations and projects. The City is required to provide a minimum allocation of 10% to each CPA category.

Community Preservation Act: Summary of FY02-10, FY11 and FY12 Funds

	FY02-10 Approp. Funds (FY02-10 Local Funds + State Matches + Addt'l Fund Balance)	FY11 Approp. Funds (FY11 Local Funds + FY10 State Match Rec'd In FY11 + Addt'l Fund Balance)	FY12 Estimate (FY12 Local Funds + FY11 State Match Rec'd In FY12 + Addt'l Fund Balance)
Total	\$92,150,000	\$9,550,000	\$9,600,000
Housing	\$73,720,000 (80%)	\$7,640,000 (80%)	\$7,680,000 (80%)
Historic	\$9,215,000 (10%)	\$955,000 (10%)	\$960,000 (10%)
Open Space	\$9,215,000 (10%)	\$955,000 (10%)	\$960,000 (10%)
Admin/CPA Membership Community Preservation Coalition	\$22,500	\$7,500	\$7,500

Summary of CPA Fund Allocations and Appropriations
All Sources (Prop. Taxes, State Match, Reserves, and Fund Bal.)
FY 2002-2011

CPA Category/ Project	FY2002-2011 Local Funds	FY2002-2011 State Match	CPA Fund Balance	FY02-11 Total Amount Allocated/ Appropriated All Sources
Affordable Housing Trust	\$43,280,000	\$30,880,000	\$7,200,000	\$81,360,000
Historic Preservation	\$5,410,000	\$3,860,000	\$900,000	\$10,170,000
Open Space	\$5,410,000	\$3,860,000	\$900,000	\$10,170,000
<u>Total:</u>	\$54,100,000	\$38,600,000	\$9,000,000	\$101,700,000

Detail of CPA Fund Allocations and Appropriations All Sources (Prop. Taxes, State Match, Reserves and Fund Bal.) FY 2002-2011

	FY02-11 Local Funds	FY02-11 State Match	FY02-11 Reserves	CPA Fund Balance	FY02-11 Total Amount Allocated/ Appropriated All Sources
Affordable Housing Trust	\$43,280,000	\$30,880,000		\$7,200,000	\$81,360,000
Historic Preservation					
Historic Preservation Grants	\$2,337,000	\$1,607,000		\$240,000	\$4,184,000
Main Library Renovation Project	\$192,000	\$128,000	\$540,000	\$40,000	\$900,000
Police Hdqtrs. Feasibility Study/Ironwork/ Adaptive reuse		\$35,000			\$35,000
Former Police Department Headquarters Adaptive reuse	\$250,000				\$250,000
City Council Chamber	\$37,500	\$37,500			\$75,000
Cambridge Common Restoration	\$345,695	\$249,695	\$241,000	\$40,000	\$876,390
Cambridge Cemetery Steps and Curbs & Stairway	\$65,000	\$65,000		\$30,000	\$160,000
Cambridge Cemetery Fence Restoration		\$89,000	\$36,000		\$125,000
Cambridge Cemetery Chapel Restoration	\$50,000	\$50,000			\$100,000
Cambridge Cemetery receiving tomb	\$12,500	\$12,500			\$25,000
Cambridge Cemetery	\$30,000				\$30,000
Cambridge Public Library digitization	\$80,000	\$30,000			\$110,000
City Cable TV digitization	\$5,000	\$5,000			\$10,000
Digitizing Historic Photo Collection				\$30,000	\$30,000
City Hall Floor/ Staircase Restoration	\$262,500	\$262,500	\$29,000	\$40,000	\$594,000
City Hall Waterproofing & Associated Repairs	\$80,000	\$140,000			\$220,000
City Clerk, Records Room	\$47,000	\$50,000			\$97,000
City Clerk Vaults renovation	\$28,150	\$28,150		\$63,235	\$119,535
O'Connell Branch Library	\$25,000	\$25,000			\$50,000
Electrical Dept. Garage	\$40,000	\$40,000			\$80,000
Engine 5 (Inman Square)	\$127,500	\$107,500			\$235,000
Restoration of Archival Collections and Public Record Restoration	\$111,850	\$111,850		\$250,000	\$473,700
Ft. Washington Fence	\$37,500	\$37,500			\$75,000
Collins Library Accessibility	\$100,000	\$100,000		\$36,765	\$236,765
Fresh Pond Golf Crse Club Hse Tower /Clock	\$20,000	\$20,000			\$40,000
Brattle-Craigie Wall Repair	\$55,000	\$55,000		\$90,000	\$200,000
Engine 6 (River St. Masonry & Paint), including Engine 1 (Fire Headquarters)	\$25,000	\$40,000			\$65,000
Engine 9 Masonry, roof & door	\$238,000				\$238,000
Golf Course clubhouse roof & masonry	\$85,305	\$85,305			\$170,610
Shady Hill Preservation Restriction	\$87,500	\$87,500			\$175,000
Fort Washington Park	\$20,000	\$20,000			\$40,000
Old Burying Ground	\$75,000	\$35,000		<u>\$40,000</u>	\$150,000
Subtotal (historic):	\$4,870,000	\$3,554,000	\$846,000	\$900,000	\$10,170,000

Detail of CPA Fund Allocations and Appropriations All Sources (Prop. Taxes, State Match, Reserves and Fund Bal.) FY 2002-2011

	FY02-11 Local Funds	FY02-11 State Match	FY02-11 Reserves	CPA Fund Balance	FY02-11 Total Amount Allocated/ Appropriated All Sources
Open Space					
Little Fresh Pond Bank Restoration	\$150,000				\$150,000
Fresh Pond Watershed Soil Stabilization	\$150,000				\$150,000
Northeast Sector/Fresh Pond Improvements Project	\$420,000	\$420,000	\$960,000		\$1,800,000
Cambridge Watershed Land Acquisition (Lincoln, MA)			\$1,150,000		\$1,150,000
Purchase 12-14 Watson Street			\$153,655		\$153,655
Little Fresh Pond Shoreline Restoration	\$200,000				\$200,000
Mahoney's Site Restoration	\$325,000	\$325,000		\$150,000	\$800,000
Black's Nook		\$130,000			\$130,000
Old Field/Birch Grove		\$120,000			\$120,000
Little Fresh Pond Shoreline Restoration	\$50,000	\$50,000			\$100,000
Old Field/Birch Grove Restoration	\$187,500	\$187,500			\$375,000
Kingsley Park Slope Stabilization	\$12,500	\$12,500			\$25,000
Glacken Slope Stabilization and Access Plan	\$380,000	\$30,000			\$410,000
Fresh Pond Reservation - Earthen Berm	\$137,500	\$137,500			\$275,000
Black's Nook Access Area Improvements	\$675,000	\$125,000			\$800,000
Watershed Protection and Restoration of Stream "C"	\$275,000	\$125,000		\$100,000	\$500,000
Watershed Protection and Re-vegetation- Golf Course		\$55,000			\$55,000
Upcountry Watershed and Water Quality Improvements		\$100,000		\$100,000	\$200,000
Northeast Sector Final Change Order on Re-vegetation	\$37,500	\$37,500			\$75,000
Watershed Slope and Soil Stabilization Project	\$320,000	\$180,000			\$500,000
Fresh Pond Reservation Circulation and Access Plan	\$50,000				\$50,000
Kingsley Point Restoration	\$210,000	\$390,000			\$600,000
Ecological Inventory of Upland Watershed Property	\$90,000			\$10,000	\$100,000
Drainage Improvements Project	\$155,000			\$75,000	\$230,000
Open Space Reserve (for future appropriation)	\$425,000	\$425,000	\$106,345	\$265,000	\$1,221,345
Subtotal (open space):	\$4,250,000	\$2,850,000	\$2,370,000	\$700,000	\$10,170,000
Administrative/ CPA Membership Dues				\$30,000	\$30,000
Total:	\$52,400,000	\$37,284,000	\$3,216,000	\$8,830,000	\$101,730,000

Anticipated FY12 CPA Fund Allocations and Appropriations

FY2012 CPA Funds and Fund Balance

\$9,600,000 Million Anticipated Allocations--

Local	State Match	CPA Fund Balance
(\$6,750,000)	(\$1,850,000)	(\$1,000,000)

Summary of Reserve Allocations

Historic Preservation Reserves

Fiscal Year	Beginning Balance	Additions	Reductions	Ending Balance
FY03	\$810,000			\$810,000
FY04	\$810,000	\$36,000	(\$810,000)	\$36,000
FY05	\$36,000		(\$36,000)	\$0
FY06	\$0			\$0
FY07	\$0	\$18,750 (1)		\$18,750
FY08	\$18,750			\$18,750
FY09	\$18,750			\$18,750
FY10	\$18,750			\$18,750
FY11	\$18,750			\$18,750
FY12	\$18,750			\$18,750

Open Space Reserves

Fiscal Year	Beginning Balance	Additions	Reductions	Ending Balance
FY03	\$1,350,000			\$1,350,000
FY04	\$1,350,000	\$760,000		\$2,110,000
FY05	\$2,110,000	\$260,000	(\$2,110,000)	\$260,000
FY06	\$260,000		(\$153,655)	\$106,345
FY07	\$106,345	\$1,615,000(1)(2)		\$1,721,345
FY08	\$1,721,345	\$685,000		\$2,406,345
FY09	\$2,406,345	\$15,000 (3)		\$2,421,345
FY10	\$2,421,345			\$2,421,345
FY11	\$2,421,345			\$2,421,345
FY12	\$2,421,345			\$2,421,345

(1) Includes the CPA Committee vote on 6/11/07 to approve a transfer of \$18,750 (Historic Preservation) to Historic Reserves and \$800,000(Open Space) to Open Space Reserves

(2) Includes a \$400,000 transfer back to Open Space Reserve on 6/28/06 as a result of the City receiving a State Self-Help Grant for the Lincoln Land purchase, plus an FY07 allocation of \$415,000.

(3) Includes a \$15,000 transfer back to Open Space Reserve

Summary of Possible CPA Fund Allocations and FY12 Appropriations

	\$ 9,600,000.00
% Allocations	Amount
80%	\$ 7,680,000.00
70%	\$ 6,720,000.00
60%	\$ 5,760,000.00
50%	\$ 4,800,000.00
40%	\$ 3,840,000.00
30%	\$ 2,880,000.00
20%	\$ 1,920,000.00
10%	\$ 960,000.00

Community Preservation Act

The Community Preservation Act provides funding for:

AFFORDABLE HOUSING
HISTORIC PRESERVATION
OPEN SPACE



95-97 Pine Street

Substantial rehab of 12
affordable rental units and
restoration of historic façade
built to LEED platinum
standards

Housing: Affordable Housing Programs

- Rental Housing
- Homeownership
- Preservation/Expiring Use
- First-time Homebuyer Assistance



Elm Place

New construction of 19 affordable rental units and street level retail space built to LEED gold standards

Housing: Who are CPA Funds Serving?

Rental Housing

- Cambridge families and individuals earning less than 80% of the area median income (\$64,200 for a family of four)



CAST I Apartments

Columbia Court Condominiums

Homeownership Housing

- Cambridge families and individuals earning up to 100% of the area median income (\$96,300 for a family of four)



Alewife Brook Condominiums

Continued Need for Affordable Housing

- There are more than **950 units** facing **expiring use restrictions** in the **next 10 years**.
- There are **14,642** households on CHA's **waiting list** for affordable **rental housing**.
- In order to afford the median market rent for a two-bedroom apartment in Cambridge, a **two-earner** household being paid Cambridge's **living wage** would **each** have to work more than **70 hours per week** to afford the rent.
- The median market price for **condominium** in Cambridge is more than **\$424,000**, which would require an income of more than **\$110,000** per year to purchase without a significant downpayment.

Median Market Rents – March 2011

1-bedroom	\$2,000
2-bedroom	\$2,650
3-bedroom	\$3,000



Print Shop Condominiums

New construction of 24 affordable homeownership units sustainably built to LEED gold standards

CPA Housing Funds FY02-11: \$81,360,000



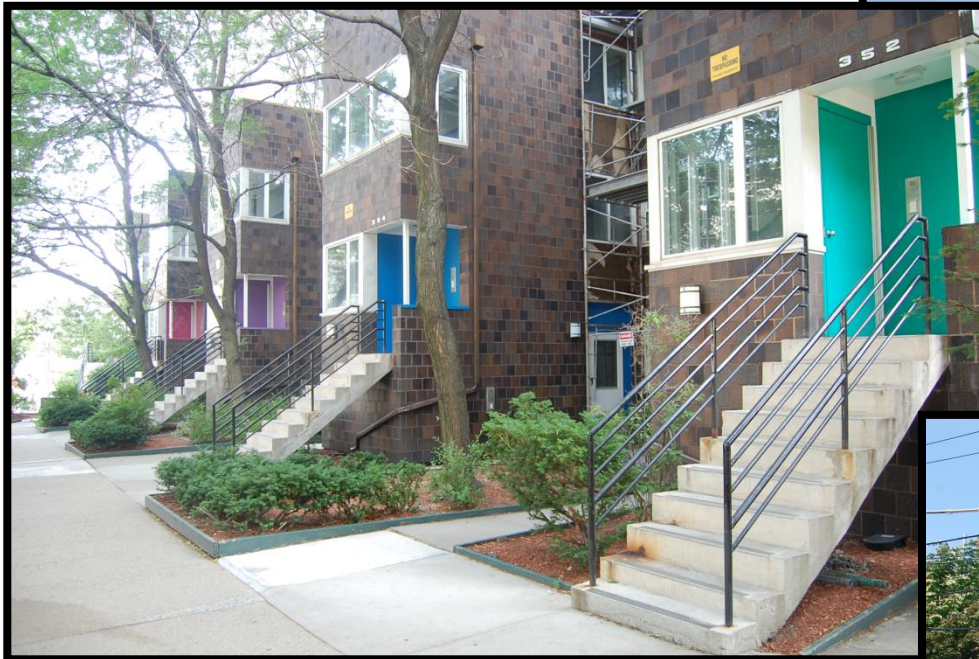
Preservation of Affordable Housing	640 units
Acquisition/Creation of Rental Units	417 units
First-Time Homebuyer Units	<u>147 units</u>
TOTAL	1,204 units

CPA funds committed to affordable housing have leveraged more than \$268 million from other public and private funding sources

Putnam Green
40 affordable rental units under construction

Inman Square and CAST 2 Apartments

- 125 affordable rental units
- \$32.4 million development cost
- \$2.8 million in Trust/CPA funds
- \$29.6 million in leveraged funds



Homeowner's Rehab, Inc. acquired these two buildings with expiring affordability restrictions. Rehab work will include kitchen and bath updates, accessible units, windows, improved mechanical and life safety systems, exterior work and common area improvements.

Cambridge Court Apartments



- 92 affordable rental units
- \$14 million development cost
- \$750,000 million in Trust/CPA funds
- \$13.25 million in leveraged funds

The private owner of this building with expiring affordability restrictions will use CPA funds to refinance, preserve affordability, and complete a moderate rehabilitation of the building. Work will include new kitchens and baths, mechanical system upgrades, insulation, new roof, new windows, waterproofing, elevators and common area work.



YMCA Central House

- 128 affordable single-room-occupancy units
- \$9.5 million development cost
- \$1.6 million in Trust/CPA funds
- \$7.9 million in leveraged funds

Caritas Communities will acquire and complete moderate rehabilitation work on the 128-unit YMCA Central House with CPA funds. Improvements will include masonry work on the exterior façade, energy-efficiency work including insulation and mechanical system upgrades, and interior design improvements.



Cambridge YWCA

- 103 affordable single-room-occupancy units
- \$11.6 million development cost
- \$3.1 million in Trust/CPA funds
- \$8.5 million in leveraged funds



The Cambridge YWCA will be embarking on comprehensive modernization and preservation of its existing rental property on Temple Street. Work will include historical preservation of the exterior façade, as well as substantial energy-efficiency upgrades and interior design improvements.

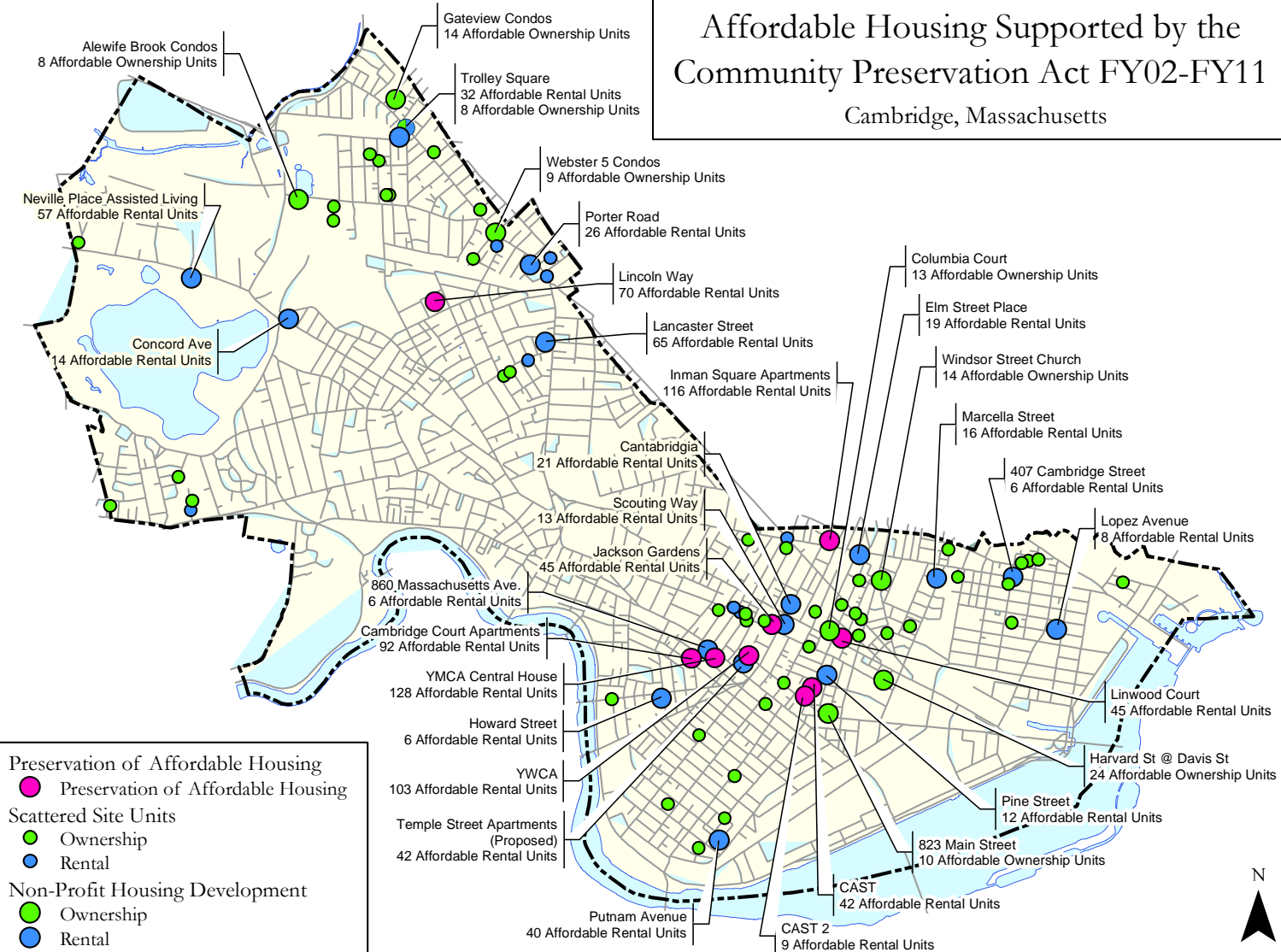
Trust/CPA Funded Projects (FY02-11)

- 1-3 Marcella St – 16 rental units
- 199-209 Columbia St – 13 homeownership units
- 1066 Cambridge St – 19 rental units
- 22 Lopez Ave – 8 rental units
- 25-27 Howard St – 6 rental units
- 35 Harvey St – 16 rental units
- 407-411 Cambridge St – 6 rental units
- 424-430 Windsor St – 14 homeownership units
- 479-481 Concord Ave – 14 rental units
- 625 Putnam - 40 rental units
- 7 Temple St – 42 rental units proposed
- 78-80 Porter Road – 26 rental units
- 8-10 Lancaster St – 65 rental units
- 823 Main St – 10 homeownership units
- 95-97 Pine Street – 12 rental units
- Alewife Brook Condos – 8 homeownership units
- Cambridge YWCA – 103 rental units
- Cambridge Court Apartments – 92 rental units
- Cantabridgia Apartments – 21 rental units
- CAST Apartments – 42 rental units
- CAST 2 Apartments – 9 rental units
- Central House YMCA – 128 rental units
- CHA Condo Acquisition Program – 14 rental units
- Financial Assistance Program – 47 homeownership units
- Gateview Condos – 14 homeownership units
- Harvard St @ Davis St – 24 homeownership units
- Inman Square Apartments – 116 rental units
- Jackson Gardens – 45 rental units
- Linwood Court – 45 rental units
- Lincoln Way – 70 rental units
- Neville Place – 57 rental units
- Scouting Way – 13 rental units
- Trolley Square – 32 rental, 8 homeownership units
- Webster 5 Condos – 9 homeownership units



Concord Avenue
Renovation of a historic structure to create 14 affordable rental units for homeless individuals

Affordable Housing Supported by the Community Preservation Act FY02-FY11 Cambridge, Massachusetts



Map prepared on July 25, 2010. CDD GIS C:\Projects\Housing\CPAPresent2011.mxd

Recommended Use of FY12 CPA Housing Funds: \$7,680,000

With FY12 Funds, the City plans to preserve or create affordable housing through:

- Preservation of affordable housing with expiring use restrictions
- Acquisition of existing residential buildings
- New construction and conversion of commercial / industrial / institutional properties
- FTHB Financial Assistance
- Revitalization of State-Assisted Public Housing



Lincoln Way
Revitalization of
public housing
site into 70
affordable rental
units

Historic Preservation

Eligible Activities: preservation, rehabilitation or restoration of eligible historic resources

Eligible Historic Resources:

- Listed on or eligible for the Mass. Register of Historic Places
- Determined by the CHC to be significant in the history, archeology, architecture or culture of the city

Cambridge Projects:

- Preservation Grants for institutions and affordable housing
- Restoration of public buildings, landscapes and archives



The exterior of the Women's Educational Center at 46 Pleasant Street was restored in FY2011

CPA Historic Preservation Funds FY02-11: \$10,170,000

Project Appropriations

Preservation Grants	\$4,184,000
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Restoration of Historic Public Buildings	\$3,433,910
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Restoration of Historic Public Landscapes	\$1,831,390
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Municipal Archives	\$720,700
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Historic Preservation Projects Supported by the Community Preservation Act

Cambridge, Massachusetts
FY 2003 - 2011

Cambridge Historical Commission

- Historic Preservation Projects (Archival)
- Historic Preservation Projects (Affordable)
- Historic Preservation Projects (Institutional)
- Historic Preservation Projects (Municipal)

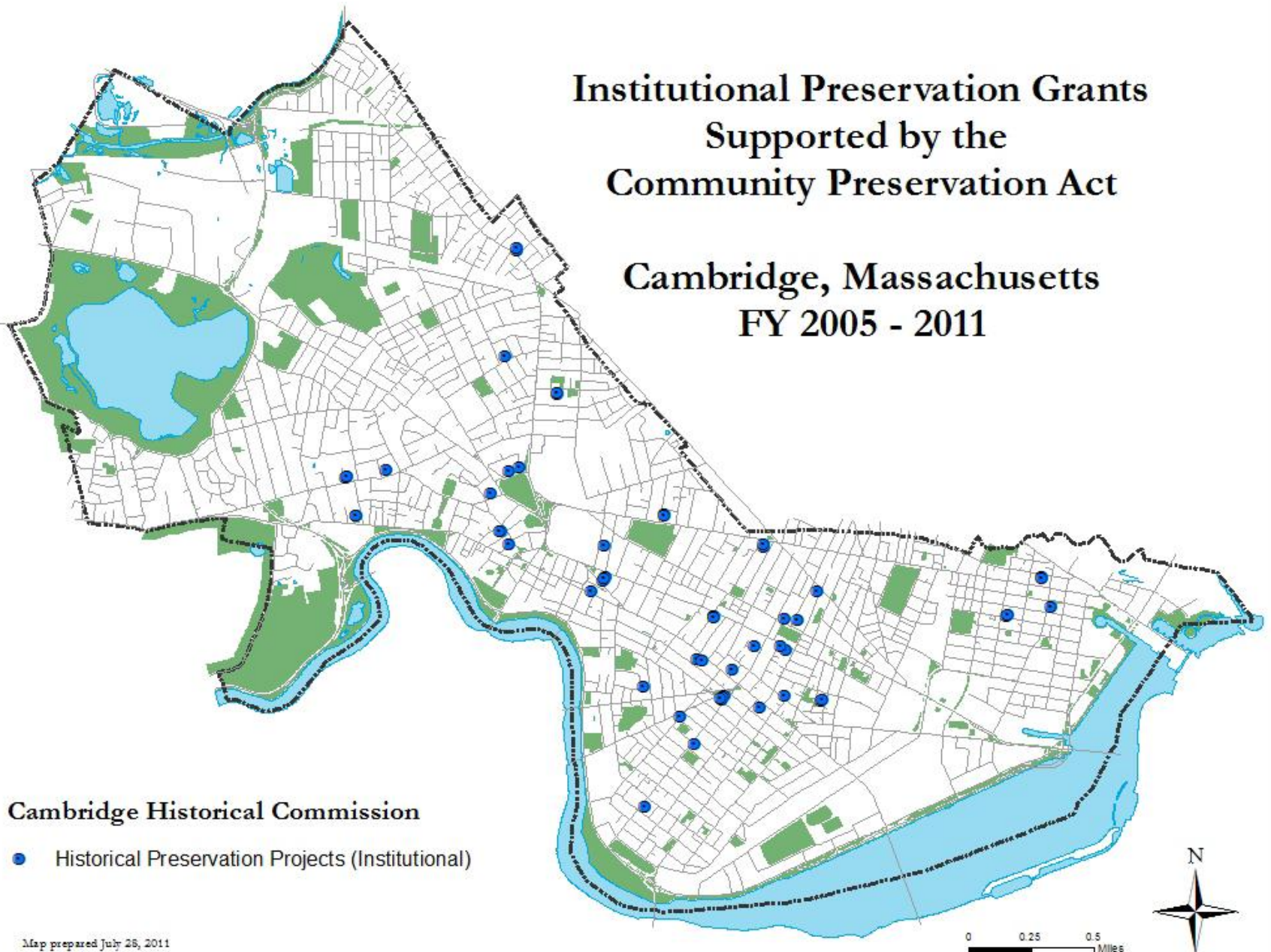
Map prepared July 28, 2011

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Miles



Institutional Preservation Grants Supported by the Community Preservation Act

Cambridge, Massachusetts FY 2005 - 2011



Institutional Preservation Grants, FY05-11

Complete

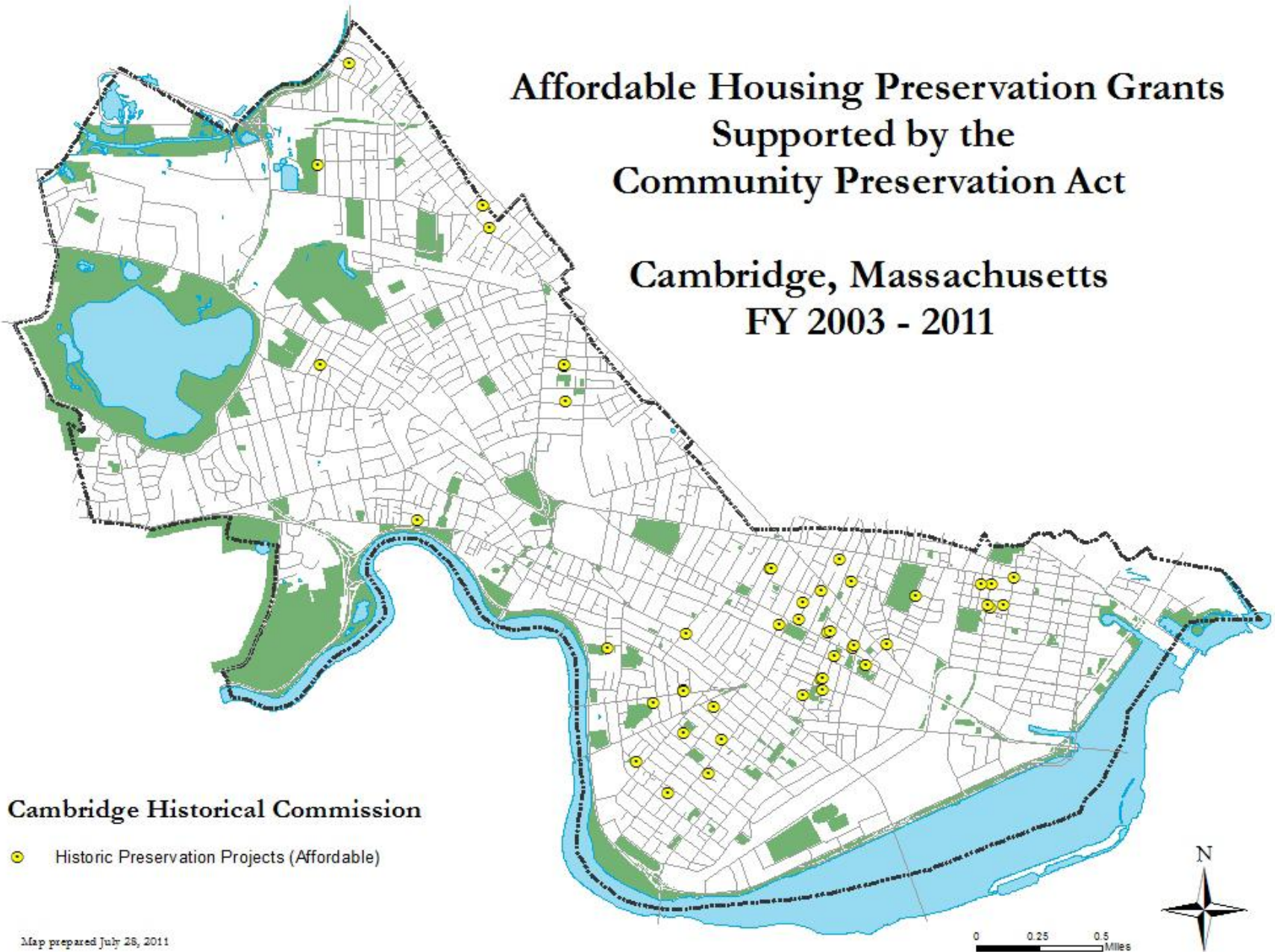
20 Sacramento St.	Agassiz Community Center	\$50,000	Porch
20 Sacramento St.	Agassiz Community Center #2	\$46,146	Roof, dormers
56 Brattle St.	Cambridge Center for Adult Ed #2	\$35,000	Roof
5 Callender St	Cambridge Community Center	\$44,240	Roofing
80 Trowbridge St.	Cambridge-Ellis School	\$40,000	Roof, masonry
80 Trowbridge St.	Cambridge-Ellis School #2	\$3,775	Barn
60 Gore St.	Cambridge Family & Children's Services	\$50,000	Ramp
159 Brattle St.	Cambridge Historical Society	\$50,000	Roof
159 Brattle St.	Cambridge Historical Society #2	\$87,203	Electrical
41 Second St.	Cambridge Multicultural Arts Center	\$57,503	Int. surfaces
298 Harvard St.	Castle School, Inc.	\$25,000	Wall, windows
298 Harvard St.	Castle School, Inc. #2	\$25,000	Porch
50 Quincy St.	Church of the New Jerusalem	\$50,000	Masonry
136 Magazine St.	Congregation Eitz Chayim	\$54,463	Roof, siding
536 Mass. Ave.	Dance Complex	\$30,000	Roof
105 Spring St.	East End House	\$26,350	Masonry
311 Broadway	Faith Lutheran Church	\$42,211	S.G. window
5 Magazine St.	First Baptist Church #1	\$75,000	Roof, masonry
5 Magazine St.	First Baptist Church #2	\$50,000	Roof, masonry
11 Garden St.	First Church Congregational	\$100,000	Roof
13 Waterhouse St.	First Church of Christ, Scientist #1	\$100,000	Masonry, roof

13 Waterhouse St	First Church of Christ, Scientist #2	\$20,000	Masonry
1418 Cambridge St.	First United Presbyterian Church	\$49,818	Roof, alarm
56 Magazine St.	Grace Methodist Church	\$46,000	Roof, windows
1555 Mass. Ave.	Harvard Epworth Methodist Church	\$50,000	S.G. windows
145 Brattle St.	Holy Trinity Parish House	\$18,100	Gutters, trim
71 Cherry St.	Margaret Fuller House #1	\$50,000	Exterior
71 Cherry St.	Margaret Fuller House #2	\$50,000	Exterior
146 Hampshire St	Mass. Ave. Baptist Church	\$100,000	Access + roof
55 Bishop Allen Dr.	Massasoit Lodge	\$50,000	Roof, entrance
9 Waterhouse St.	Mercy Corps	\$50,000	Roof, gutters
25 Lowell St.	New School of Music #1	\$24,841	Roof
25 Lowell St.	New School of Music #2	\$15,000	Storm windows
400 Harvard St.	Old Cambridge Baptist Church	\$50,000	S.G. window
400 Harvard St.	Old Cambridge Baptist Church #2	\$50,000	S.G. window
400 Harvard St.	Old Cambridge Baptist Church #3	\$47,219	Rebuild steps
400 Harvard St.	Old Cambridge Baptist Church #4	\$47,000	Spire
XXX Concord Ave.	Shelter, Inc.	\$50,000	Exterior
1991 Mass. Ave.	St. James Episcopal Church #1	\$50,000	Masonry
1991 Mass. Ave.	St. James Episcopal Church #2	\$50,000	Masonry
134 Norfolk St.	St. Mary's Church #1	\$75,000	Gutters, windows
29 Mount Auburn St.	St. Paul's Church	\$100,000	Roof, masonry
838 Mass. Ave.	St. Peter's Episcopal Church	\$50,000	Accessibility
Active, not complete			
42 Brattle St.	Cambridge Center for Adult Ed #1	\$26,000	Roof
56 Brattle St.	Cambridge Center for Adult Ed #3	\$50,000	Windows, roof
60 Gore St.	Cambridge Family & Children Services #2	\$30,000	Roof
820 Mass. Ave.	Cambridge YMCA	\$50,000	Masonry
7 Temple St.	Cambridge YWCA	\$50,000	Roof
99 Prospect St.	Christ the King Presbyterian Church	\$57,575	Roof, masonry
21 Linnaean St.	Cooper-Frost-Austin House (HNE)	\$25,000	Roof
134 Norfolk St.	St. Mary's Church #2	\$50,000	Masonry
8 Tremont St.	Temple Beth Shalom	\$3,914	Windows
46 Pleasant St.	Women's Educational Center	\$43,550	Windows

(Unassigned balance- \$25,254)

Affordable Housing Preservation Grants Supported by the Community Preservation Act

Cambridge, Massachusetts FY 2003 - 2011



Affordable Housing Preservation Grants, FY03-09

Complete		
323 Allston St *	JAS	\$ 4,220.00
196-198 Auburn St	Share	\$ 32,316.00
86-90 1/2 Berkshire St	CCHD	\$ 23,300.00
10-12 Boardman St	JAS	\$ 8,909.00
407 Cambridge St	CASCAP	\$ 50,000.00
151 Clark St	HRI	\$ 18,000.00
62-64 Clifton St	CNAHS	\$ 35,000.00
201-203 Columbia St	JAS	\$ 50,000.00
209 Columbia St	JAS	\$ 50,000.00
341 Columbia St *	HRI	\$ 93,387.00
6 Cottage St	JAS	\$ 15,000.00
14 Dinsmore Ct	HRI	\$ 2,200.00
131-33 Fayerweather St *	HRI	\$ 30,000.00
22-24 Flagg St	HRI	\$ 25,000.00
11 Foch St	HRI	\$ 15,000.00
45 Garfield St, #1 + #2	HRI	\$ 32,200.00
45 Garfield St, #3	HRI	\$ 17,100.00
25-27 Howard St	CCHD	\$ 50,000.00
101 1/2 Inman St #1	HRI	\$ 50,000.00
101 1/2 Inman St #2	HRI	\$ 37,675.00
75-70 Kinnaird St	HRI	\$ 40,000.00
2103 Mass Ave	CASCAP	\$ 100,000.00
901 Mass Ave	HRI	\$ 85,000.00
17 Milton St	CNAHS	\$ 28,250.00

342 Norfolk St.	JAS	\$ 30,000
95-97 Pine St.	HRI	\$ 75,000
146-152 Prospect St.	JAS	\$ 50,000
58 Seventh St.	HRI	\$ 75,000
28 Sixth St. *	JAS	\$ 37,200
139 Spring St.	CCHD	\$ 59,150
124 Thorndike St.	JAS	\$ 18,500
25 Tremont St.	JAS	\$ 25,000
4 Tremont St	JAS	\$ 3,000
14 Upton St.	JAS	\$ 21,075
296 Washington St.	LSC	\$ 19,350
44 Webster Ave. *	JAS	\$ 30,000
25 Wendell St.	HRI	\$ 46,750
135 Western Ave, 1+2	JAS	\$ 30,000
135 Western Ave. #3	JAS	\$ 30,000
259 Windsor/24 Market	CCHD	\$ 32,191
253-255 Windsor St. *	HRI	\$ 8,200
Active		
1 Allston Ct.	JAS	\$ 30,000
49-53 Columbia St	HRI	\$ 50,000
269 Norfolk St.	JAS	\$ 30,000
56 Sixth St	JAS	\$ 30,000
11 Speridakis Terrace	JAS	\$ 14,865

Agencies:

CASCAP (Cambridge and Somerville
Community Action Program)

CCHD (Cambridge Community Housing
Development)

CNAHS (Cambridge Neighborhood Apartment
Housing Services)

HRI (Homeowners Rehab, Inc.)

JAS (Just A Start,
Inc.)

LSC (Lead-Safe Cambridge)

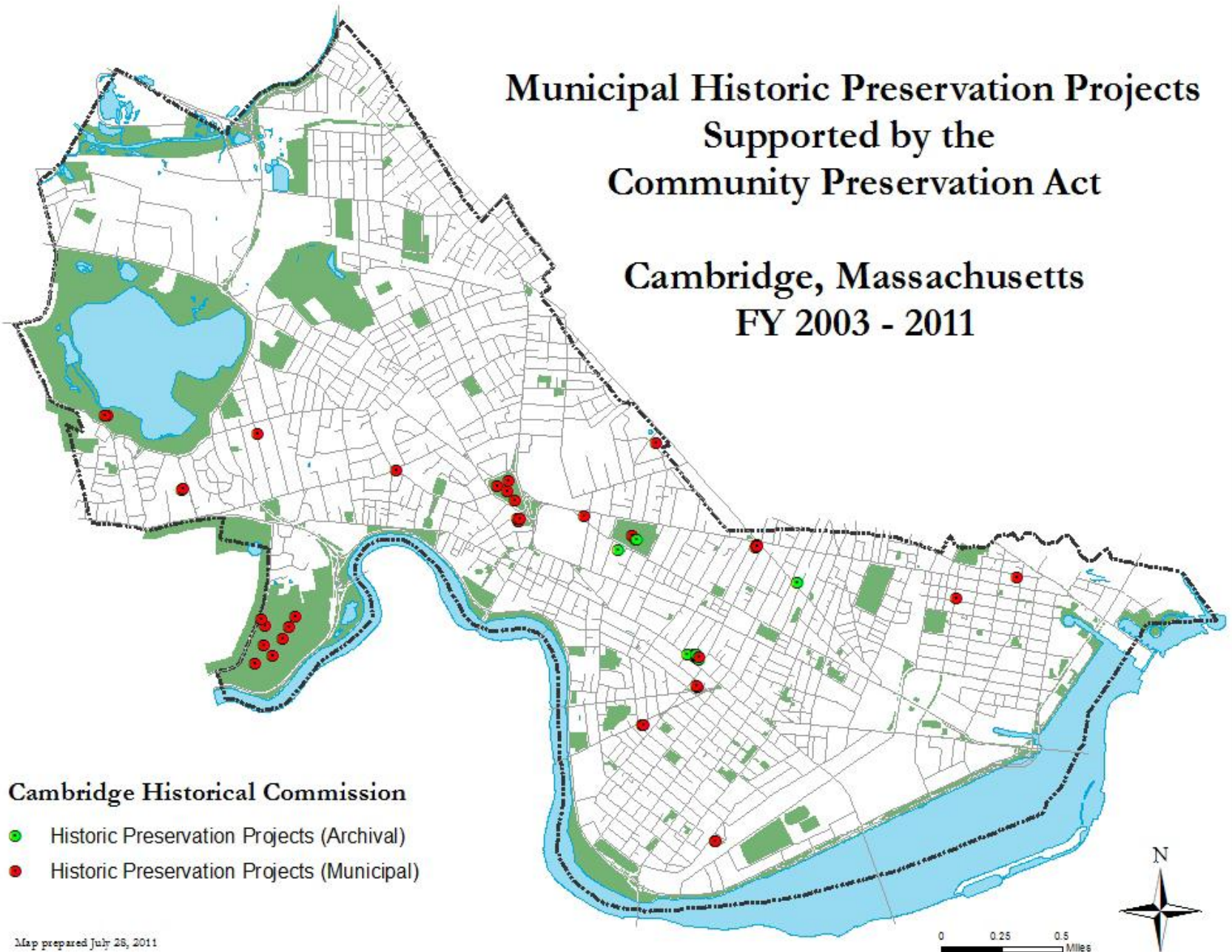
Share (Share Associates)

*Projects supplemented with Community Development
Block Grant funds

Shaded projects are owner-occupied Home Improvement
Project (HIP) participants

Municipal Historic Preservation Projects Supported by the Community Preservation Act

Cambridge, Massachusetts
FY 2003 - 2011



Municipal Public Buildings and Landscape Projects, FY03-11

FY2004	CPL	Cambridge Main Library, 449 Broadway	\$900,000
FY2004	CPD	Former CPD HQ, 5 Western Ave., ironwork	\$35,000
FY2004	DPW	Cambridge Common	\$350,000
FY2004	DPW	Cambridge Cemetery, fence, 76 Coolidge Ave.	\$125,000
FY2005	DPW	Cambridge Common #1	\$227,000
FY2005	DPW	City Hall, floors #1	\$369,000
FY2005	DPW	Cambridge. Cemetery Chapel, 76 Coolidge Ave.	\$100,000
FY2006	DPW	Cambridge Common	\$280,000
FY2006	DPW	City Hall, floors	\$100,000
FY2006	CPL	Collins Branch Library, 64 Aberdeen Ave.	\$100,000
FY2006	DHSP	Fresh Pond Golf Course, clubhouse cupola	\$40,000
FY2006	CHC	Brattle-Craigie Park	\$200,000
FY2007	DPW	Archives rest.-Cty Hall, DPW, Main Lib.	\$195,000
FY2007	DPW	Cambridge Cemetery, steps and curbs	\$50,000
FY2007	DPW	City Hall, City Council Chamber improvements	\$75,000
FY2007	DPW	City Hall, stairs	\$125,000
FY2007	CFD	Engine 5, 220 Hampshire St.	\$100,000
FY2007	DPW	Fort Washington, Waverly St., gate	\$75,000
FY2007	CPL	O'Connell Library, 46 Sixth St., windows	\$50,000
FY2007	DPW	Electrical Dept. Garage	\$80,000
FY2008	CFD	Eng. 5, 220 Hampshire St, roof, winds, masonry	\$115,000
FY2008	CFD	Engine 6, 176 River St	\$50,000
FY2008	DHSP	Fresh Pond Golf Course, clubhouse roof	\$170,610
FY2008	DPW	Cambridge Common	\$19,390
FY2008	DPW	Cambridge Cemetery, steps and curbs	\$50,000
FY2008	DPW	Fort Washington, Waverly St, irrigation	\$40,000
FY2008	CHC	Old Burying Ground, table tombs	\$40,000
FY2008	DPW	City Engineer, archives	\$140,000
FY2008	Clerk	City Clerk, archives	\$60,000
FY2008	CPL	Cambridge Public Library, archives	\$75,000

FY2009	DPW	Cambridge Cemetery, steps and curbs	\$30,000
FY2009	DPW	Cambridge Cemetery, receiving tomb	\$25,000
FY2009	CPL	Digitization, Cambridge Chronicle 1846-	\$60,000
FY 2009	CPL	Collins Branch Library, accessibility	\$136,765
FY 2009	CHC	Old Burying Ground, table tombs	\$30,000
FY 2009	CHC	Shady Hill Square, preservation restriction	\$175,000
FY 2009	Clerk	City Clerk, vault	\$119,535
FY 2009	Clerk	City Clerk, archives (supplies)	\$3,700
FY 2009	CCTV	Digitization of City Council videotapes	\$10,000
FY2010	DPW	City Hall, waterproofing	\$80,000
FY2010	CFD	Engine 9, 167 Lex Ave, masonry, roof, doors	\$238,000
FY2010	CFD	Engine 5, 22 Hampshire St, roof, doors	\$20,000
FY2010	DPW	Cambridge Cemetery, steps and curbs	\$30,000
FY2010	CHC	Old Burying Ground	\$40,000
FY2010	CPL	Cambridge Public Library, digitization	\$50,000
FY2010	Clerk	City Clerk, vault	\$47,000
FY2011	CFD	Eng. 1(491 Bway)& 6(176) River, windows & cupola	\$15,000
FY2011	CHC	Old Burying Ground (ongoing)	\$40,000
FY2011	CHC	Digitization of historic photo collection	\$30,000
FY2011	Clerk	City Clerk, records rooms	\$50,000
FY2011	DPW	City Hall, waterproofing	\$140,000
FY2011	DPW	Former CPD HQ adaptive reuse	\$250,000
FY2011	DPW	Cambridge Cemetery, granite steps and curbs	\$30,000

DPW- Department of Public Works

CPL-Cambridge Public Library

CPD-Cambridge Police Department

DHSP-Department of Human Services

CHC- Cambridge Historic Commission

FY11 Accomplishments



The roof of the Cambridge Community Center gymnasium was replaced and the slate roof of the main building was restored



The roof of The Dance Complex's 1886 building was replaced with energy-efficient white membrane



The accessibility ramp at the Cambridge Family & Children's Services building was completely replaced

Recommended Use of FY12 CPA Historic Preservation Funds: \$960,000 (10%)

Public Buildings

Recommended Requests

City Hall: Restoration of paint scheme in the public areas
Former CPD Headquarters adaptive reuse

\$105,000
\$250,000

Historic Landscapes

Cambridge Cemetery steps and curbs
Old Burying Ground gravestone restoration

\$30,000
\$30,000

Archives

Document Scanning

\$20,000

Preservation Grants (CHC)

\$500,000

Magazine Beach Powder House

\$25,000

Total

\$960,000

Recommendation: CHC Preservation Grants, \$500,000

A. Affordable Housing Preservation Grants



CPA preservation funds supported the restoration of 93-95 Pine Street (1893) by Homeowners Rehab, Inc.

- The CHC's Preservation Grant program has supported affordable housing since 1975 by funding exterior restoration.
- The program offers up to \$30,000 through the Home Improvement Program and up to \$100,000 per project to affordable housing agencies.
- Applications for FY2012 Affordable Housing Preservation Grants already exceed \$213,000.

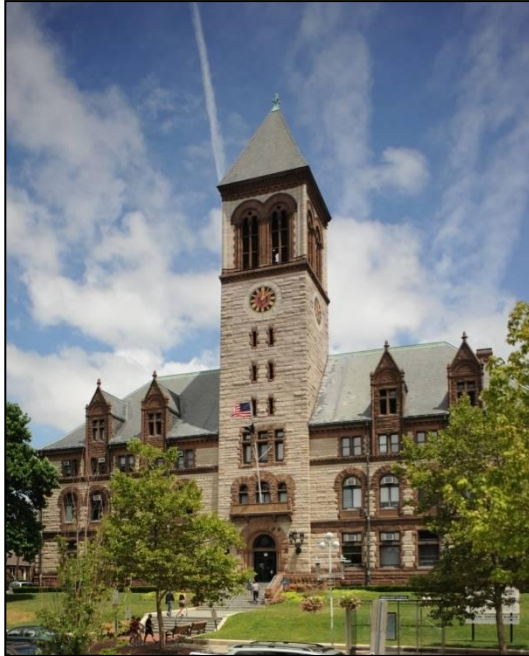
B. Institutional Preservation Grants for Non-Profits



A Preservation Grant enabled Christ the King Presbyterian Church on Prospect Street to replace its roof and gutters.

- Many non-profits, including churches and community groups, own deteriorating historic buildings.
- Institutional Preservation Grants (IPG) offer up to \$100,000 for overall exterior preservation, code compliance and barrier-free access where historic fabric is directly involved.
- Fifty-three IPGs have been awarded since FY05. Forty-three projects have been completed and then are under construction or have been cleared to proceed.
- Applications for FY12 Institutional Preservation Grants already exceed \$235,000.

Public Building Recommendations: \$355,000



Cambridge City Hall (1889)

\$105,000

Previous grants have been used to repair the stairs, install sprinklers, and restore Council Chamber furniture. Proposed work includes restoration of the original paint scheme in the public areas.



Former Police Headquarters (1933)

\$250,000

A second CPA grant would support conversion of this significant building to accommodate Cambridge Housing Authority and social service agency offices.

Historic Landscape Recommendations: \$60,000



Old Burying Ground improvements, \$30,000

Several tombs are in dire need of repairs. This grant would continue a multi-year restoration of headstones and tombs at the cemetery.



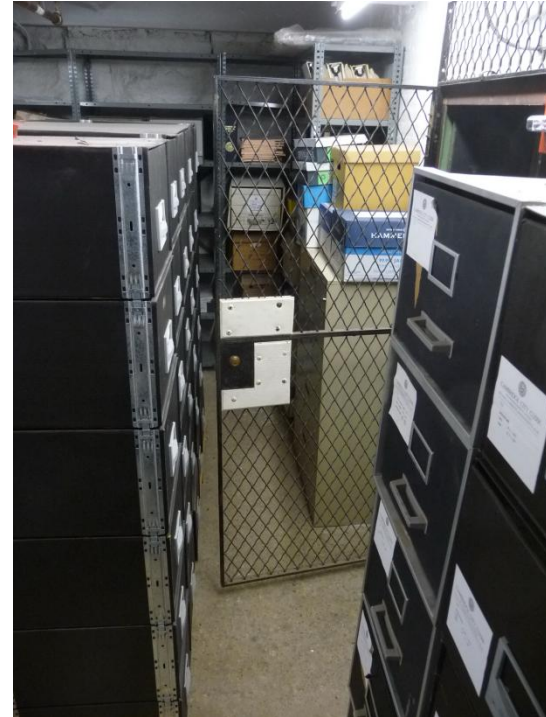
Cambridge Cemetery improvements, \$30,000

Granite steps and curbs become displaced over time. This grant would continue a multi-year restoration of these historic landscape features.

Restore and House Archival Collections: \$20,000

Several City departments have rich collections of archival material that should be catalogued, conserved and stored in safe conditions. Some collections should be digitized for broader public access.

Department of Public Works. The City Engineer's collection of plans and surveys is unparalleled in its scope and depth. A \$20,000 scanning project will preserve these records and make them available to the public.



Magazine Beach Powderhouse: \$25,000



The old bathhouse at Magazine Beach was constructed by the Commonwealth in 1816 for the public storage of gunpowder. In 1899 the Cambridge Parks Commission remodeled it to serve as the first bathhouse at Magazine Beach. The Cambridgeport Neighborhood Association requests funding for emergency repairs and to compile a historic structures report.

Open Space Preservation – MGL Chapter 44B

The current language in the Community Preservation Act restricts the type of appropriations that can be made from the first 10% of CPA Open Space Funds to the following Limited Range of Uses: Acquisition, Preservation & Restoration of

- Well Fields, Aquifers and Recharge Areas
- Watershed Lands
- Agricultural Land, Grasslands, Fields and Forest Land
- Fresh and Salt Water Marshes and Other Wetlands
- Ocean, River, Stream, Lake and Pond Frontage
- Beaches, Dunes and Coastal Land
- Lands to Protect Scenic Vistas
- Land for Wildlife and Nature Preserves

The Initial 10% of Open Space Preservation Funds may NOT be used to acquire or develop land for recreational uses (passive or active), including parkland, playing fields, playgrounds, community gardens and trails.

Funds may not be used for routine maintenance.

Open Space Preservation – MGL Chapter 44B

If more than the initial 10% is allocated to Open Space Preservation, then the amount allocated over 10% is unrestricted, and can be used for passive or active recreational uses including:

Acquiring and/or Developing the land for:

- Community Gardens, Trails, or Non-Commercial Youth and Adult Sports
- Parks, Playgrounds or Athletic Fields

Open Space Preservation Funds may NEVER be used to acquire or develop land for horse or dog racing, nor can the land be used for a stadium, gymnasium or similar structure.

Funds may not be used for routine maintenance.

Open Space Recommendation Process

Internal Municipal Collaboration

- City Manager's Office
- Community Development
- Cambridge Water Department
- Public Works Department
- Finance Department
- Department of Human Service Programs

Public Outreach

- Public Meetings (June 6, 2011 and June 21, 2011)
- Submitted Public Comment
- Fresh Pond Advisory Board
- Water Board
- Conservation Commission
- Non-Profit Organizations (i.e. Stewardship Groups)

Open Space – Recommendations from CPA Committee Meeting June 6, 2011

- Discussion on the possibility of acquiring an existing Community Garden at Whittemore Ave.

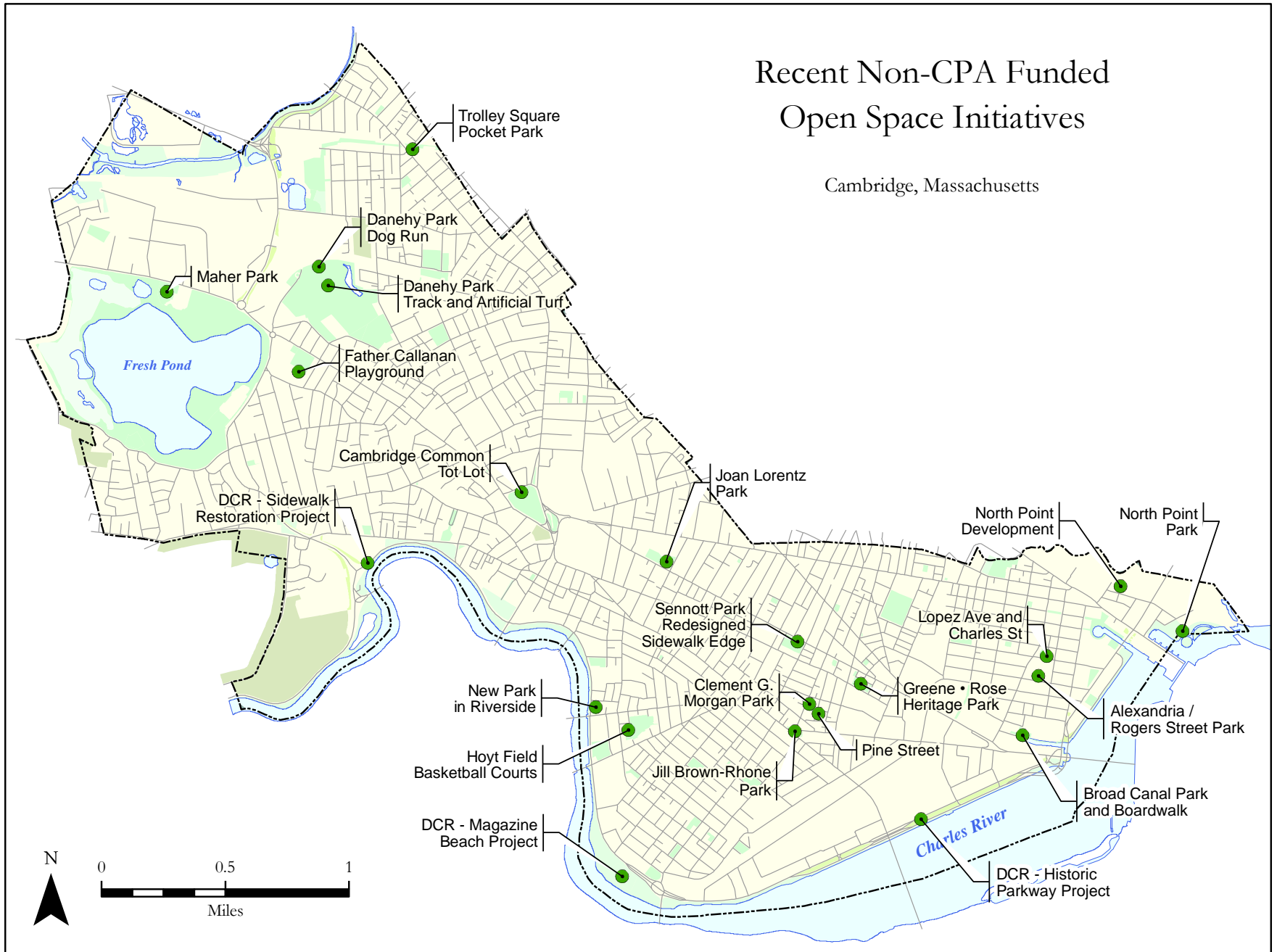
Open Space – Recommendations from CPA Public Meeting and Written Submissions

June 21, 2011

- Purchase the Whittemore Ave Community Garden
- Preserving the Silver Maple Forest
- Continue support of ecological restoration projects at Fresh Pond
- Participate in the purchase of 75 acres of land in upcountry watershed in Lincoln
- Open Space for Active and Passive Recreation in East Cambridge
- Create a pedestrian bicycle boardwalk link from Lechmere and along Charles River to the Museum of Science's river front park.
- Fund study exploring the link between F.L. Olmstead & Alewife Reservation

Recent Non-CPA Funded Open Space Initiatives

Cambridge, Massachusetts



Recent Non- CPA Funded Open Space Initiatives

New Park in Riverside – The City completed the construction of a new park at the corner of Memorial Drive and River Street

Clement G. Morgan Park – The City installed new playground equipment, furniture, pathways, plantings and other landscape features

Pine Street –Reconstructed tot lot park associated with the Clement G. Morgan Park

Danehy Park Dog Run – The City completed a new dog run within Danehy Park in the summer of 2009

Broad Canal Park and Boardwalk – A new boardwalk and associated passive park was opened along the Broad Canal in the Spring of 2009

Sennott Park – The edge of this park was reconstructed to create a passive recreation space

Hoyt Field – The City reconstructed the basketball courts located at this location

Joan Lorentz Park – The City reconstructed the park in association with the Library Project.

Cambridge Common Tot Lot - The playground space was redesigned to include all new play features, furniture, landscaping, fences, water play, play surfacing and signage

Greene Rose Heritage Park – The City completed renovation and expansion of the park located between Harvard St and Broadway

Jill Brown-Rhone Park at Lafayette Square – During the reconstruction of Massachusetts Ave in Central Square, the City capitalized on the opportunity to create a new park at the intersection of Main St.

Recent Non- CPA Funded Open Space Initiatives

Lopez Ave and Charles St – The City constructed a new community garden and passive park in the summer and Fall of 2008

Father Callanan Playground at Tobin School – The City re-designed and expanded an existing playground area to maximize the utilization by both the school and the neighborhood

NorthPoint Park - The Department of Conservation and Recreation (DCR) opened a new 5-acre park across from the Museum of Science in the Fall of 2007 and will be constructing the North Bank Bridge in FY10-11

Trolley Square Pocket Park – The City created a new pocket park at the corner of Mass. Ave. and the Linear Bike Path to Davis Square

Maher Park – The City created a new youth soccer field, passive park, and community gardens adjacent to Neville Place along Concord Ave

Design/ Construction

DCR Magazine Beach Project – The State has planned a multi-phase project to stabilize the banks of the Charles River, re-construct the playing fields, and upgrade the stormwater system associated with Magazine Beach, the fields re-opened in the Spring of 2010 and the final phase associated with the swimming pool is scheduled for FY12

DCR Sidewalk Restoration Project – The State will be re-constructing 500 feet of sidewalk from a 4-foot width to 8 feet along the Charles River opposite Mount Auburn Hospital as depicted in the Charles River Master Plan and permitted by the Cambridge Conservation Commission

DCR Historic Parkways Project – The State is enhancing the accessibility and landscape along the Charles River between the Boston University Boathouse and the Longfellow Bridge

Alexandria/Rogers Street Park – A new 2 acre multi-use park will be constructed as required by zoning

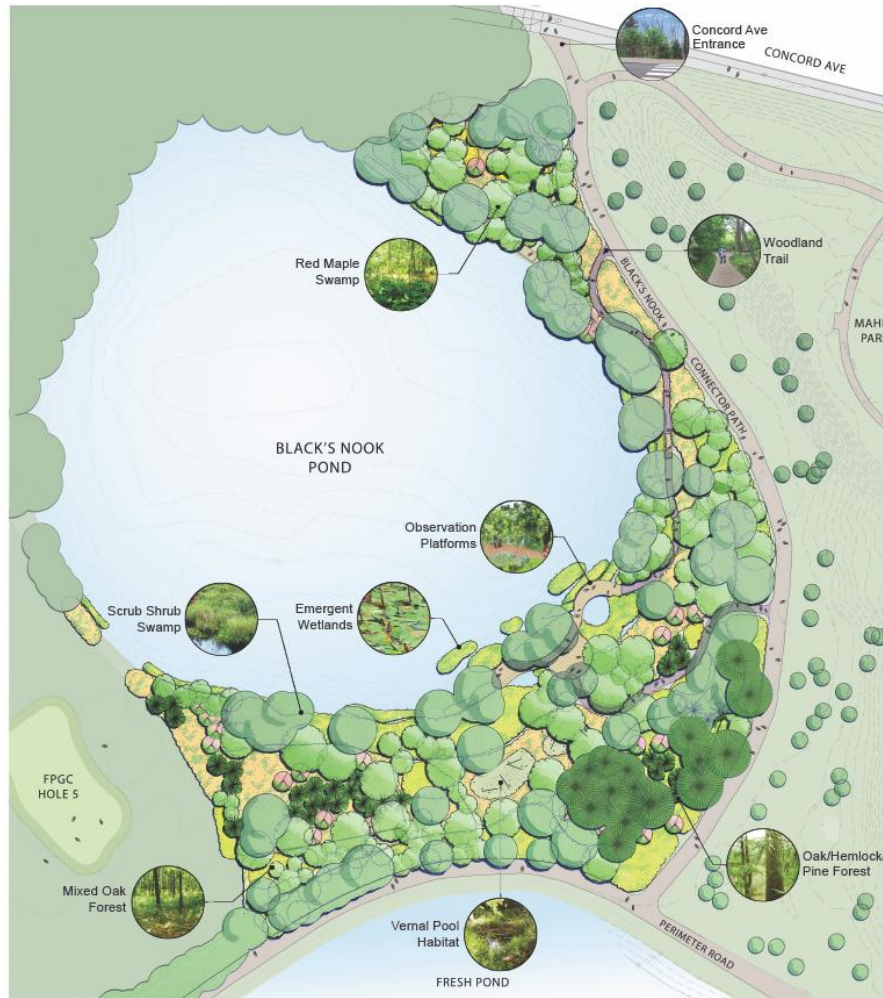
Recent Non- CPA Funded Open Space Initiatives

NorthPoint Development – A new 5-acre park will be deeded to the City of Cambridge as a result of the development on the east side of Monsignor O'Brien Highway

Danehy Park – In FY12 the City will reconstruct the track and artificial play surface

Riverside Press Park – The City will design and construct a new community garden within the existing park in FY12

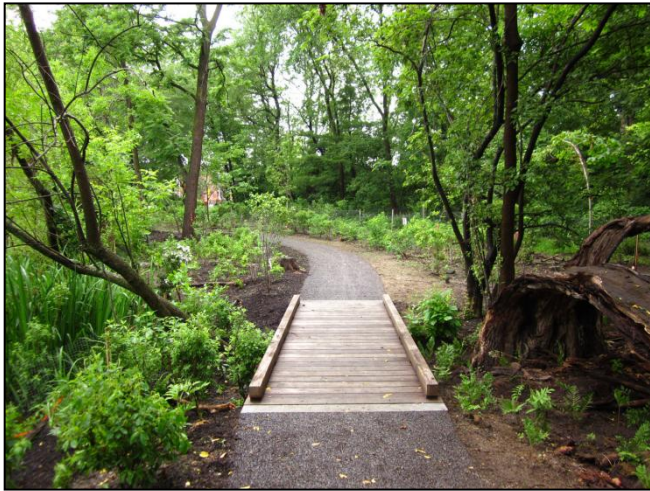
CPA Open Space Funds FY11: Recent Accomplishments



Completed the Construction to Stabilize the Paths and Bank Associated with Black's Nook within Fresh Pond Reservation – The Landscape Reconstruction to be complete in 2011

CPA Open Space Funds FY11: Recent Accomplishments

Black's Nook Restoration Project within Fresh Pond Reservation



Recommended Use of FY12 CPA Open Space Funds: \$960,000 (10%)

Watershed Protection and Landscape Stabilization – Adjacent to Fresh Pond Reservoir (Golf Course):	\$260,000
Watershed Protection and Landscape Stabilization – Adjacent to Fresh Pond Reservoir (Glacken Slope):	\$350,000
Watershed Protection – Adjacent to Fresh Pond Reservoir (Parkway Community Garden):	\$350,000
Total	\$960,000

CPA Committee Actions

1. CPA Committee Meeting (6/6/2011)
2. Public Meeting (6/21/2011)
3. Public Hearing (8/31/2011)
4. CPA Committee Meeting (9/7/2011)

Vote on recommended projects and allocation of \$9,600,000 million of
FY12 CPA Funds:

- Local receipts of \$6,750,000 million
 - State match of \$1,850,000 million
 - Fund balance of \$1,000,000 million
5. Allocation of \$7,500 from Fund balance for Administrative Cost.
 6. Refer Committee recommendations to City Council for acceptance at 9/12/11 Council Meeting.